

CITY OF WASHINGTON

DOWNTOWN DEVELOPMENT □ HISTORIC PRESERVATION

MEMORANDUM

DATE: July 28, 2014

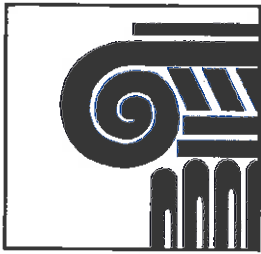
TO: Historic Preservation Commission Members

FROM: John Rodman, Planning & Development

RE: Addendum to the Agenda

Enclosed are additions to the agenda for the Historic Preservation Commission meeting on Tuesday, August 5, 2014. Beacon Street Development and Moss Landing have added an additional home site to be approved for a COA for the scheduled meeting. Lot #18 has been added as an agenda item. Please be aware that Lot #18 contains the planned dwelling that was originally planned for Lot #19. Lot #19 has a new dwelling planned for the property. This information is included in the new agenda. If you have any questions or I may further assist you in any way please don't hesitate to let me know. Thanks for understanding.

Cc: Ms. Jennifer Brennan, Historic Preservation Planner



WASHINGTON HISTORIC PRESERVATION COMMISSION

Regular Scheduled Meeting - Agenda

Tuesday August 5, 2014

7:00 PM

- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business**
- V. Major Works, Certificate of Appropriateness**

Major Works

- 1. A request has been made by the owner at 523 East Second Street to install a four foot wooden picket fence.
- 2. A request has been made by the owner at 149 North Market Street to replace transom windows with new aluminum windows.
- 3. A request has been made by the owner of Moss Landing to begin construction on the house located at Lot #19 in the Moss Landing subdivision.
- 4. A request has been made by the owner of Moss Landing to begin construction on the house located at Lot #20 in the Moss Landing subdivision.
- 5. A request has been made by the owner of Moss Landing to begin construction on the house located at Lot #18 in the Moss Landing subdivision.
- 6. A request has been made by the owner at 423 East Second Street to install a wooden hand railing on the front porch steps.
- 7. A request has been made by the owner at 755 West Second Street to install a hand rail on the front steps of the porch.
- 8. A request has been made by the owner at 324 East Second Street to install a fence at the rear and side of the property.
- 9. A request has been made by the owner at 239 East Third Street to enclose the rear of the building to extend the kitchen and construct a new screen porch and deck. Also, replace all windows with new vinyl windows.

Minor Works

- 1. A request has been made by the owner at 325 North Market Street to replace the air conditioning unit and coil condenser.
- 2. A request has been made by the owner at 120 West Main Street to replace gas pack and remove hanging heater.
- 3. A request has been made by the owner at 603 W. Main Street to change out split system.
- 4. A request has been made by the owner at 218 Fleming Street to replace split air conditioning unit.
- 5. A request has been made by the Tourism office to install new signage at the train depot.

VII. Other Business

- 1. Discussion of new design guidelines

VII. Approval of Minutes – July 1, 2014

VIII. Adjourn

2

2

2

**Beacon Street Properties
Moss Landing**

**New Construction – Design Approval
Lot #18 – Single Family Dwelling**

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Historic Preservation Commission
Washington, NC

To: Washington Historic Preservation Commission
102 East 2nd Street
Washington, NC 27889

Please Use Black Ink

Street Address of Property: Water & Harvey Streets - Moss Landing Development - Lot #19

Historic Property/Name (if applicable): N/A

Owner's Name: Beacon Street Development Co. - Jim Wiley

Lot Size: 36' feet by 110' feet. 0.082 acres
(width) (depth)

List all properties within 100 feet; on both sides, in front (across the street), and to the back of the property: (If necessary, attach a separate sheet)

Brief Description of Work to be Done:

Construct new single family two-story dwelling on Lot #18. The home will be consistent with other homes
in the District.

I understand that all applications for a Certificate of Appropriateness that require review by the Historic Preservation Commission must be submitted by 5:00 p.m. on the 15th of the month prior to the meeting I wish to attend; otherwise consideration will be delayed until the following HPC meeting. An incomplete application will not be accepted. I understand approved requests are valid for one year.

Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	_____
<input type="radio"/> Approved with Conditions	_____
<input type="radio"/> Denied	_____
<input type="radio"/> Withdrawn	_____
<input type="radio"/> Staff Approval	_____
(Date)	(Authorized Signature)

Jim Wiley - Beacon Street Development Co.
(Name of Applicant - type or print)

PO Box 6474 Raleigh, NC 27628
(Mailing Address) (Zip Code)

7/23/14 919-785-1445
(Date) (Daytime Phone Number)

Jim Wiley
(Signature of Applicant)

Upon being signed and dated below by the Planning Department or designee, this application becomes a Minor Works Certificate of Appropriateness. It is valid until _____. Issuance of a Minor Works Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City code or any law. Minor work projects not approved by staff will be forwarded to the Historic Preservation Commission for review at its next meeting.

(Minor Work Auth. Sig.)

(Date)

Applicant's presence or that of your authorized representative is required at the meeting of the Historic Preservation Commission at which the application is to be considered. You must give written permission to your authorized representative to attend the hearing on your behalf.

PROJECT CATEGORIES (check all that apply):

- ☐ Exterior Alteration ☐ Addition
☒ New Construction ☐ Demolition

This document does not constitute the issuance of a Building Permit. It is the responsibility of the applicant to obtain all necessary permits before commencing work. Contact the Inspections Department at 252-975-9304.

SUPPORTING INFORMATION:

Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure that your application is complete. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. (Leave the checkbox blank if the item is not applicable).

- **Written Description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (ie. Width of siding, window trim, etc.)
- **Plot Plan** (if applicable). A plot plan showing the relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences, walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey that you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
- **Description of Materials** (provide samples if appropriate).
- ☐ **Photographs** of existing conditions.
- **Drawings** showing proposed work. Include one set of full size drawings when available.
 - ☐ **Plan** drawings.
 - **Elevation** drawings showing the new façade(s).
 - **Dimensions** shown on drawings.
 - **8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- ☐ **State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
- ☐ **Black Ink.** Your application must be prepared in black ink on 8-1/2" x 11" sheets so that it can be copied for commission members. Applications prepared in blue, red, or other colored inks and/or pencil copy poorly and will not be accepted.

(Office Use Only)

Section (page)	Topic	Brief Description of Work
Chapter 5.0	New Construction	Construct single family dwelling
Section 5.2	Residential Construction	

Zoning Districts

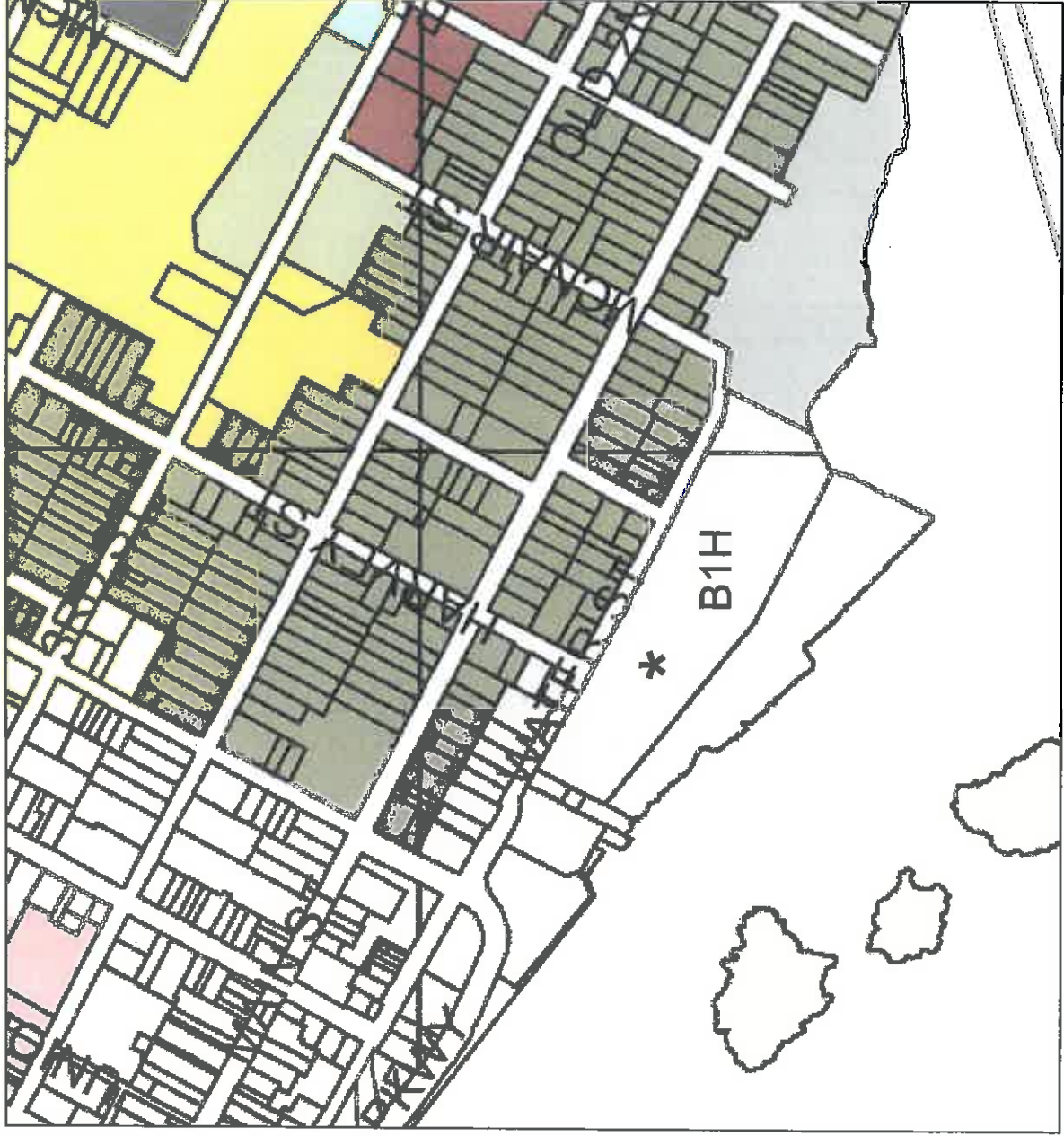


Table of Uses

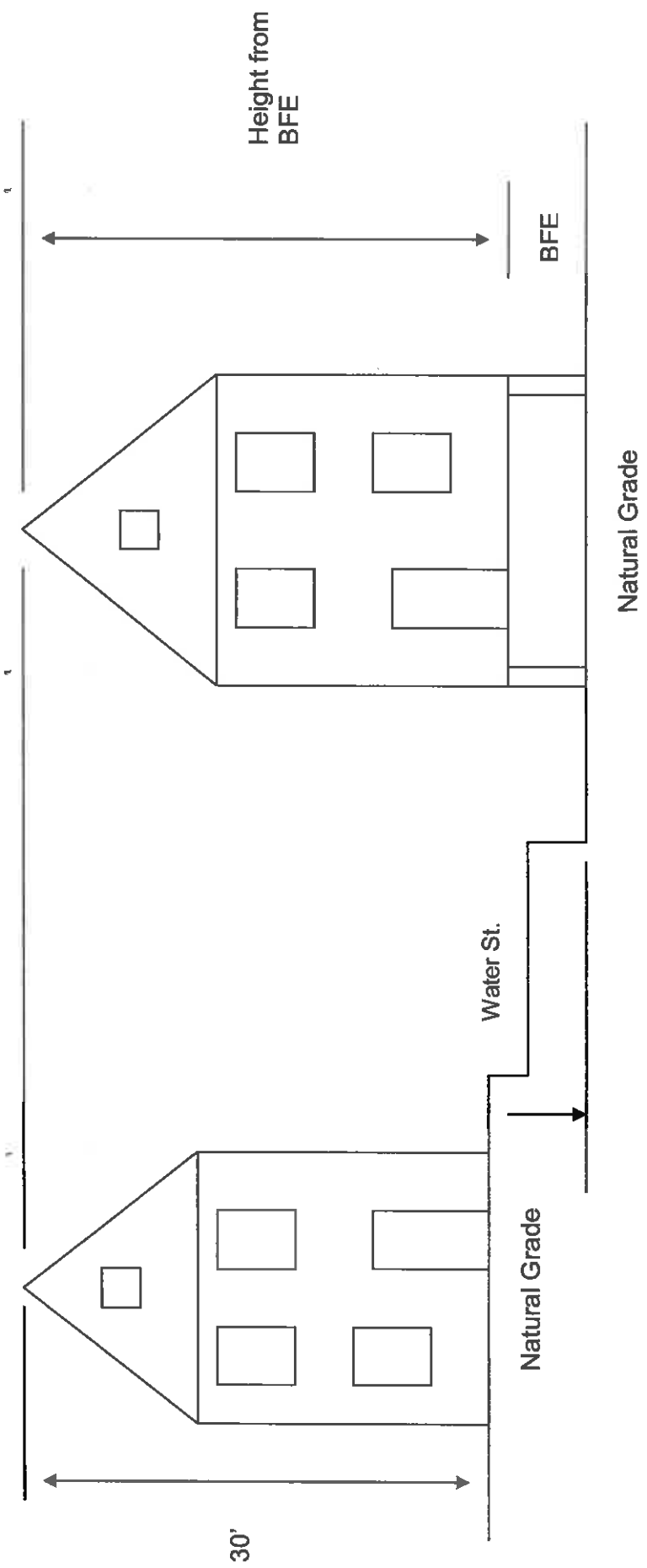
USE TYPES P = Permitted Use S = Special Use D = Subject to Developmental Standards Blank = Not Permitted	REF SIC	R A 2 0	R 1 5 S	R 9 S	R 6 S	R M F	R M H	R H D	O & I	B 1 H	B 2	B 3	B 4	I 1	I 2	A P	C P
RESIDENTIAL USES																	
Boarding & Rooming Houses (4 or less)	7021					D			D								
Common Area Recreation & Service Facilities	0000	P	P	P	P	P	P	P	P								
Congregate Care Facilities	0000			S	S			S	P								
Family Care Homes (6 or less)	0000	D	D	D	D	D	D	D	D								
Group Care Facilities	0000			S	S				P								
Home Occupation	0000	D	D	D	D	D	D	D	D	D							
Mobile Homes	0000						P										
Mobile Home Park	0000	S					P										
Multifamily Dwellings	0000		S	S	S	P	P	S	P	P							
Private Dormitories	0000					S											
Shelters, Emergency	0000	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Shelters for the Homeless	0000													S	S		
Single Family Detached Dwellings	0000	P	P	P	P	P	P	P	P	P						S	
Townhouse and Condominium Dwellings	0000					D				D							
Two Family Dwellings (Twin Homes & Duplexes)	0000		S	S	S	P	P	S		P							

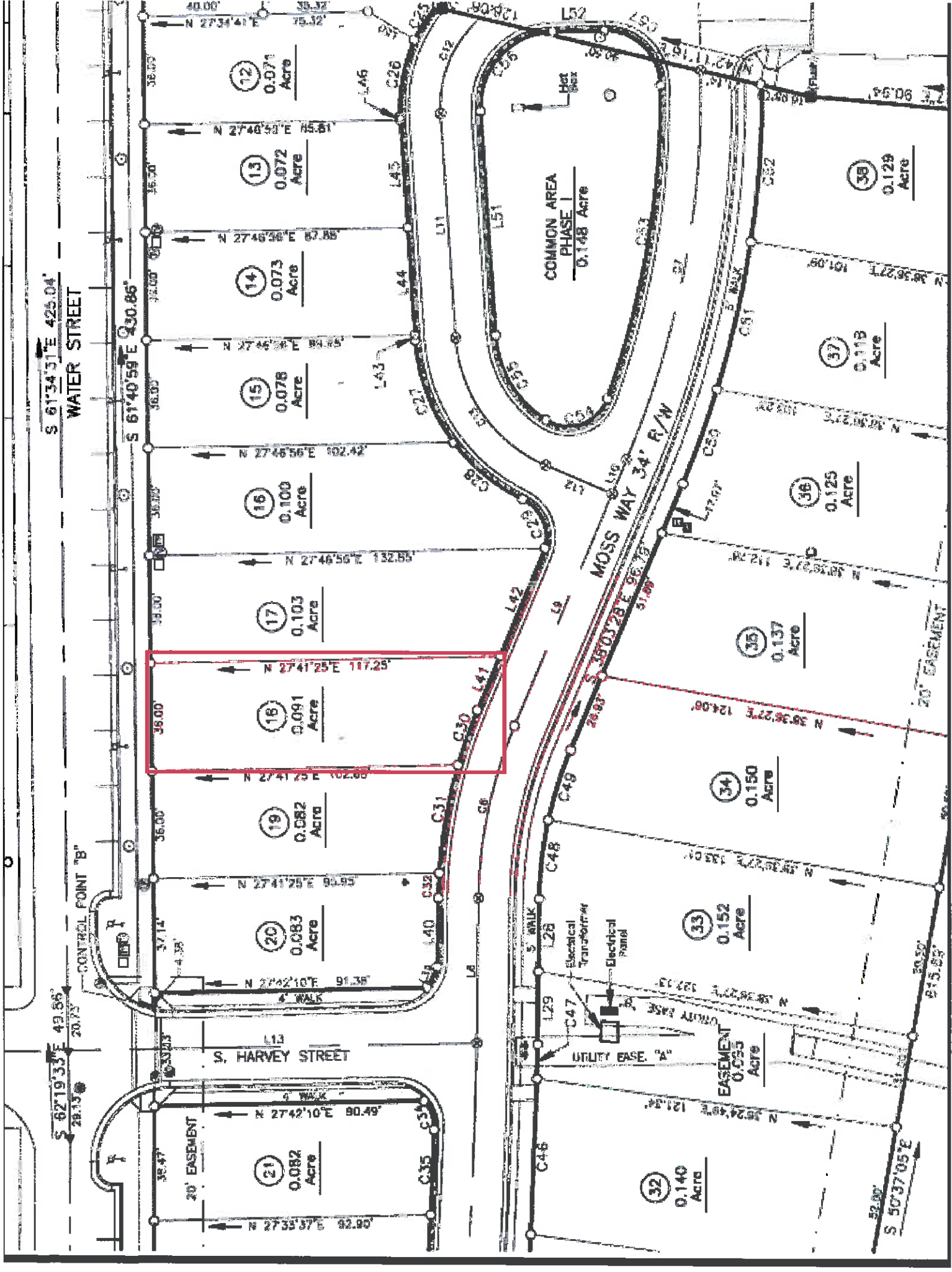
Dimensional Standards - Institutional and Commercial Districts

		O & I	B-1H	B-2	B-3	B-4
1	Min. Lot Size (sq. ft.)	7,500		20,000	10,000	6,000
2	Min. Lot Size (sq. ft.) (Two family attached)					
3	Min. Lot Size (sq. ft.) (Multifamily)		Per Art. XI			
4	Min. Lot Size (sq. ft.) if Water and Sewer are Available	7,500		20,000	10,000	6,000
5	Min. Lot Width (ft.) (Single fam., two fam. attached)	60	30'	100	100	60
6	Min. Lot Width (ft.) (Multifamily)		Per Art. XI			
7	Min. Front Yard Setback (ft.)	30		50	50	25
8	Min. Side Yard Setback (ft.)	8'		20	10	***
9	Min. Corner Lot Side Yard Setback (ft.)	15		25	25	25
10	Min. Rear Yard Setback (ft.)	15		20	20	10
11	Maximum Height (ft.)	96	96	***	****	50"
12	Max. Building Cover (percentage of lot)	40				40

Height of a Structure:

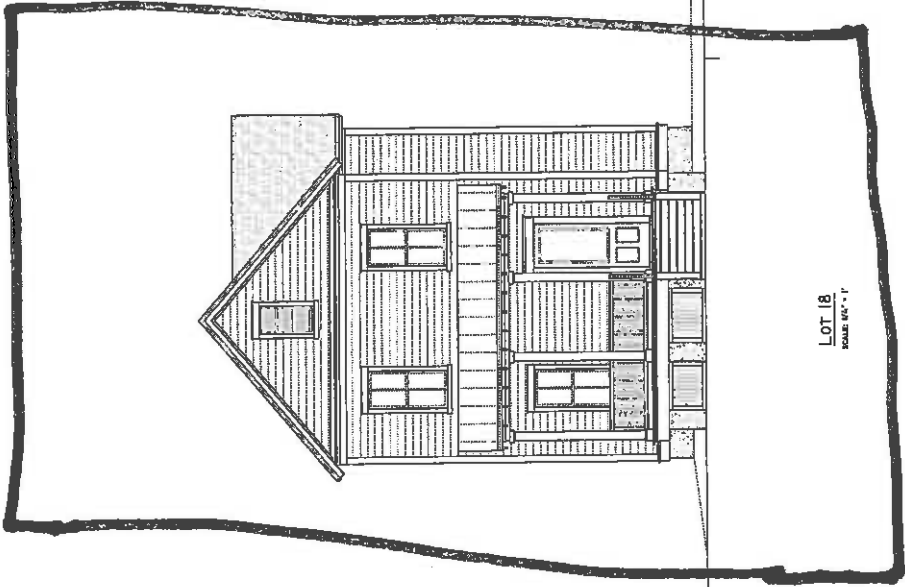
Historic District – The height of a new building shall be compatible with other buildings in the district when measured from the current Base Flood Elevation (BFE).



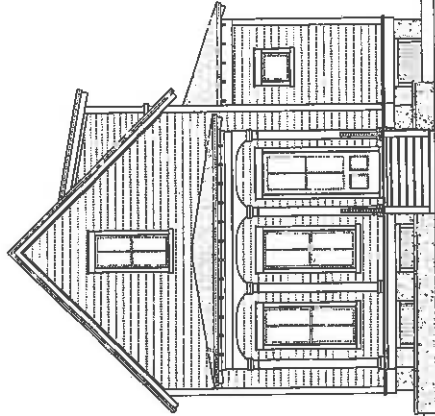


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2. J. J. J.	2. J. J. J.
3. J. J. J.	3. J. J. J.

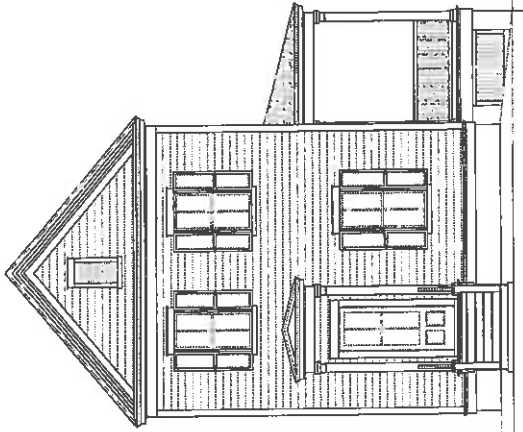




Lot 18
SCALE: 3/4" = 1'

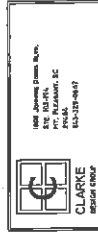


Lot 19
SCALE: 1/4" = 1'



Lot 20
SCALE: 1/4" = 1'

WATER STREET ELEVATION
SCALE: 1/4" = 1'



1000 J. J. Jones Drive, Suite 200
Ft. Lauderdale, FL 33304
Phone: 954-333-0837
Fax: 954-333-0837

CLARKE
DESIGN GROUP

7.24.14



GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES.
2. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES. DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE GIVEN TO THE FACE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND ALL OTHER AGENCIES.
4. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

RESIDENCE

LOT 18, MOSS LANDING

WASHINGTON, N.C.

INDEX:

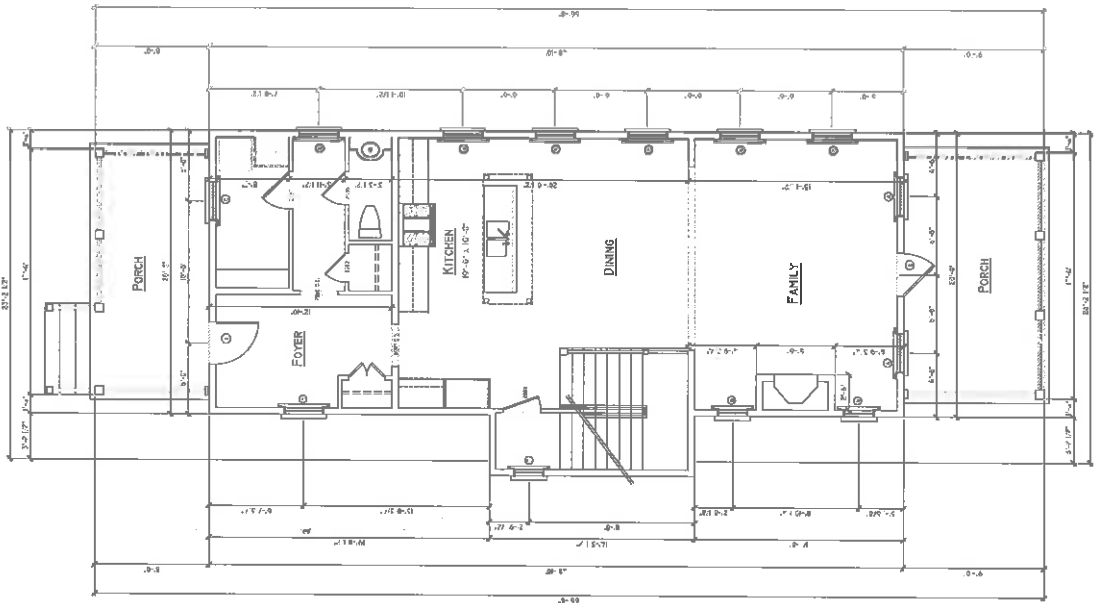
- A102 FOUNDATION PLAN
- A103 FIRST FLOOR PLAN
- A104 SECOND FLOOR PLAN
- A105 ROOF PLAN/DOOR & WINDOW SCHEDULE
- A201 ELEVATIONS
- A202 ELEVATIONS
- A203 ELEVATIONS
- A204 ELEVATIONS
- A401 SECTION
- A402 SECTION
- A403 SECTION

CLARK
ARCHITECTS
1111 PINEWOOD DR.
FARMINGTON, CT 06030
860-272-0000

WASHINGTON, N.C.
LOT 18, MOSS LANDING
RESIDENCE

1. Project
2. Notes
3. Details

A100



FIRST FLOOR PLAN

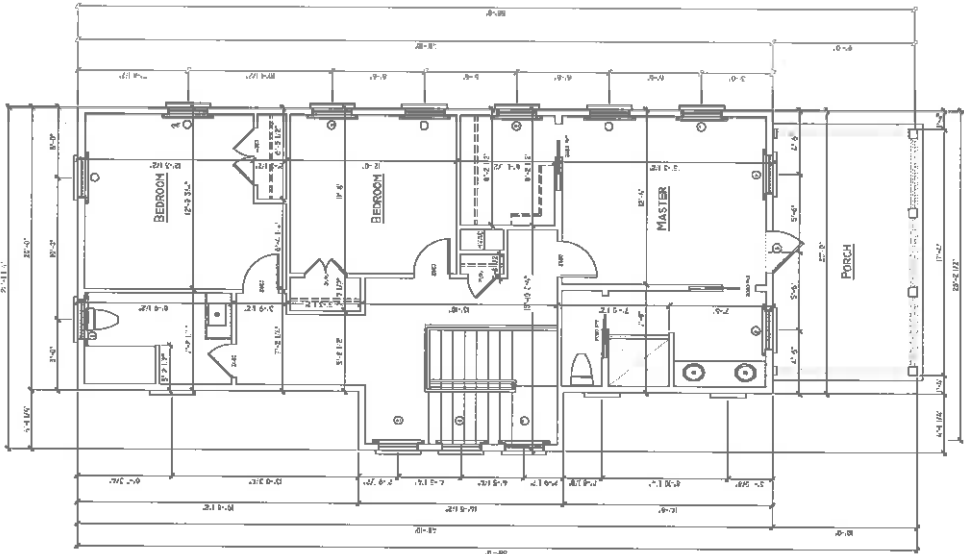
A106.

REVISIONS
1. 04/10/17
2. 04/10/17
3. 04/10/17
4. 04/10/17

RESIDENCE
LOT 18, MOSS LANDING
WASHINGTON, N.C.

CLARK
DESIGN GROUP
204 E. 1st Street, Suite 100
Raleigh, NC 27601
919.333.0444

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.

SINGLE ROOF OVER PEEL SEAL OR FELT OVER 5/8" DIA. OVER 2X8 RAFTER @ 3/12 PITCH
2X6 CEILING JOIST
1-2 1/2" TOTAL OVERHANG FROM FACE OF BEAM TO TIP OF 2X4 2X8 ENVOSED RAFTER TAIL
DIP EDGE FLASHING
2X6 PT #1
1/4" REVEAL
T-JOINT OR BEASBOARD SOFFIT
1/4" PT #1
2X12 BEAM, MATCH COLUMN WIDTH
(3) 2X STRUCTURAL BEAM
IX RIPPED BETWEEN 2X12 BEAM OUTSIDE MEMBERS, NAILED UP 1/4"
2X4 PT #1
1" TRTD. COVE
8" SQUARE COLUMN

BEASBOARD CEILING, PARALLEL WITH CEILING JOISTS, OVER 1/4" FURRING STRIPS ACROSS BOTTOM OF CEILING JOISTS
1" TRTD. COVE
1/4" PT #1

10'-0"

8" SQUARE COLUMN, ALIGN WITH CHU PIER
BELOW
1" TRTD. COVE
2X6 PT #1
5/4" x 4" TRG PORCH FLOORING
IX BEASBOARD RIPPED TO 2 1/2"
2X12 PT #1 BRG 2" TO ALIGN BOTTOM WITH HOUSE BAND
(2) 2X12 BEAM (VERIFY)
2X8 FLOOR JOISTS @ 16" O.C. BETWEEN (3)
2X12 BEAMS UNDER EACH COLUMN, VERIFY WITH STRUCTURAL PLANS.
2X MIDSILL
8" BLOCK FOUNDATION

SLOPE PORCH FLOOR 1/4" PER FOOT, MINIMUM, ---

ELEV. 17'9 1/2" - TOP OF PORCH FLOOR

ELEV. 15'9" - TOP OF BLOCK

ELEV. 14'0" - SIDEWALK @ WATER STREET

FRONT PORCH SECTION
SCALE: 1" = 1'

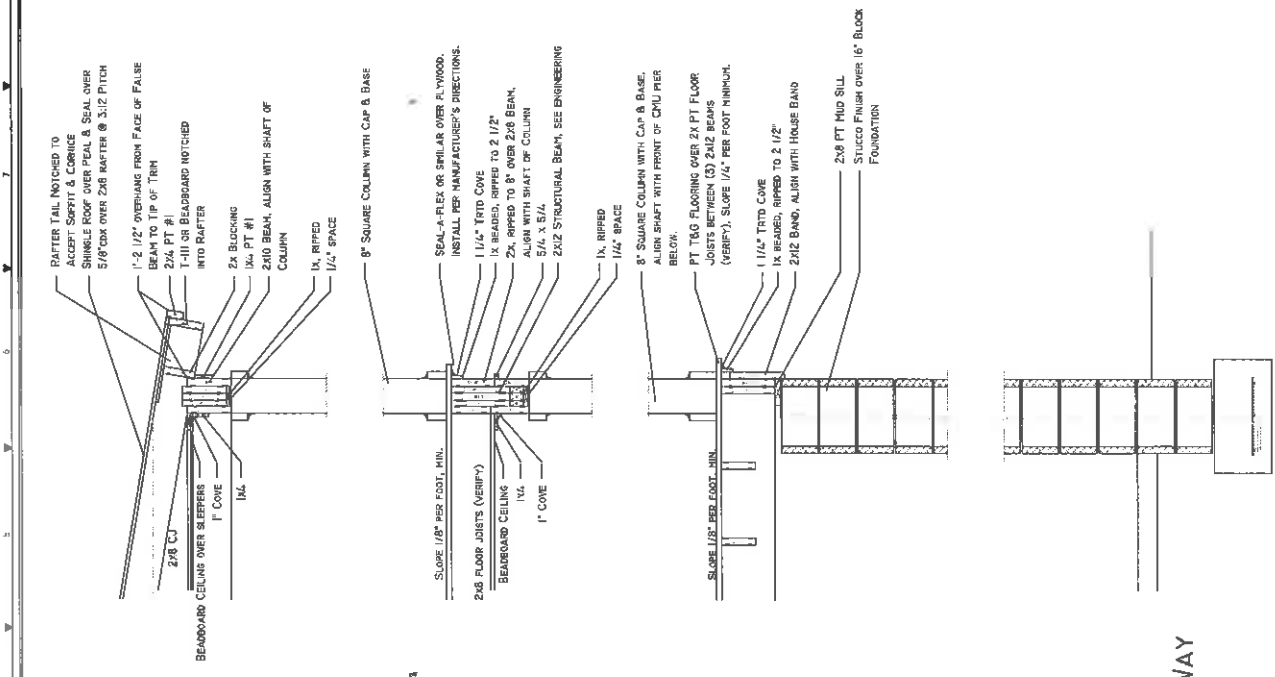
CLARKE
2024 V. 2024
10-1-2024
10-1-2024
10-1-2024

RESIDENCE
WASHINGTON, N.C.
LOT 18, MOSS LANDING

REVISION
1. REVISION
2. REVISION
3. REVISION

A402

NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.



10' COLUMN

TOP OF PORCH FLOOR

10' COLUMN

ELEV. 17'9 1/2" - TOP OF PORCH FLOOR

ELEV. 15'9" - TOP OF BLOCK

ELEV. 14'11" - GRADE ALONG FRONT OF HOUSE

ELEV. 14'0" - SIDEWALK @ WATER STREET

8'0" BLOCK

ELEV. 7'9" - TOP OF SLAB - GARAGE

ELEV. 7'7 1/2" - GRADE AT LOGGIA

ELEV. 7'0" - PROPOSED FINAL GRADE @ MOSS WAY

REAR PORCH SECTION

SCALE: 1" = 1'

Adjacent Property Owners – Moss Landing – Harbour Homes

Jim Nance
PO Box 2247
Washington, NC 27889

Stan Friedman
401 Moss Way Ste 301
Washington, NC 27889

Vickie Dotson
620 Duck Creek Rd
Washington, NC 27889

Moss Property Partners
1589 West 5th Street
Washington, NC 27889

Ms. Dee Congleton
210 Water Street
Washington, NC 27889

Herman Gaskins Jr.
PO Box 933
Washington, NC 27889

NC Estuarium
223 E. Water Street
Washington, NC 27889

Joe & May-I Taylor
200 Water Street
Washington, NC 27889

Charlie Hough
201 S. Academy Street
Washington, NC 27889

William Toler
224 Water Street
Washington, NC 27889

Rebecca Clark
203 S. Academy Street
Washington, NC 27889

Richard H. Hodges
1537 Craig Street
Greenville, NC 27834

Litchfield Holdings, LLC
135 Harbor Road
Washington, NC 27889

Dianna Aideuis
122 S. Harvey Street
Washington, NC 27889

William Henry Jr.
217 Mallard Lane
Newport News, Va. 23605

A.L. Crisp
122 S. Academy Street
Washington, NC 27889

Charlotte N. Mason
119 S. Harvey Street
Washington, NC 27889

Steven Radar
113 S. Harvey Street
Washington, NC 27889

Maurice M. Bridgeman
204 Yukon Street
Hampton, Va. 23663

Walter T. Hannah
1721 Anderson Street
Wilson, NC 27893

William W. Moore Jr.
2517 Crown Court
Panama City, Fl. 32405

Margaret Gray Howdy
326 Water Street
Washington, NC 27889

Steve Gallo
300 Southberry Wynd
Greenville, NC 27834

Gary Shippy
109 Sonoma Valley Drive
Cary, NC 27518

Jeffrey Davis
315 Yadkin Drive
Raleigh, NC 27609

Steven Ballard
605 East 5th Street
Greenville, NC 27858

Dennis P. Kane
PO Box 1197
Island Heights, NJ 08732

Arthur Tyndall
110 S. Harvey Street
Washington, NC 27889

Cheryl V. Vaughn
210 S. Academy Street
Washington, NC 27889

John R. Rice
211 S. Academy Street
Washington, NC 27889

Dorothy Wheeler
512 Hickory Woods Way
Antioch, TN 37013



Office of Planning
and Development

July 28, 2014

Subject: Certificate of Appropriateness – Moss Landing – Lots #18, #19 & #20

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Moss Landing and Beacon Street Development your property is located adjacent to the above subject property. A request has been made by Beacon Street for a Certificate of Appropriateness to construct three (3) new single family dwellings on the property located on Lots #18, #19 & #20 on East Water Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, August 5, 2014

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9384 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

John Rodman

John Rodman
Planning and Development

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: Lot #18 Moss Landing Homes – Construction of a single family dwelling

A request has been made by Mr. Jim Wiley of Beacon Street Development for a Certificate of Appropriateness to construct a new single family dwelling on the property located at Lot #18 Moss Landing Homes. Please review the Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #18 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #18 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #18 Moss Landing Homes. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.

Beacon Street Properties
Moss Landing

New Construction – Design Approval
Lot #19 – Single Family Dwelling

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

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Washington, NC

To: Washington Historic Preservation Commission
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Washington, NC 27889

Please Use Black Ink

Street Address of Property: Water & Harvey Streets - Moss Landing Development - Lot #19

Historic Property/Name (if applicable): N/A

Owner's Name: Beacon Street Development Co. - Jim Wiley

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Office Use Only	
(Date Received)	(Initials)
ACTION	
<input type="radio"/> Approved	
<input type="radio"/> Approved with Conditions	
<input type="radio"/> Denied	
<input type="radio"/> Withdrawn	
<input type="radio"/> Staff Approval	
(Date)	(Authorized Signature)

Jim Wiley - Beacon Street Development Co.
(Name of Applicant - type or print)

PO Box 6474 Raleigh, NC 27628
(Mailing Address) (Zip Code)

7/23/14 919-785-1445
(Date) (Daytime Phone Number)

Jim Wiley
(Signature of Applicant)

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(Minor Work Auth. Sig.) (Date)

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 - **Dimensions** shown on drawings.
 - **8-12" x 11" reductions** of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snapshots of individual drawings on the bigsheet. Photocopy reductions may be obtained from a number of blueprinting and photocopying businesses.
- ☐ **State or Federal Tax Credits/Funds or CAMA Permits.** If you are applying for any of these programs, you must include a copy of your letter or permit from the State.
- ☐ **Black Ink.** Your application must be prepared in black ink on 8-1/2" x 11" sheets so that it can be copied for commission members. Applications prepared in blue, red, or other colored inks and/or pencil copy poorly and will not be accepted.

(Office Use Only)

Section (page)	Topic	Brief Description of Work
Chapter 5.0	New Construction	Construct single family dwelling
Section 5.2	Residential Construction	

A101

REVISIONS
1. 11/10/10
2. 11/10/10
3. 11/10/10

RESIDENCE
LOT 18, 19 & 20, MOSS LANDING
WASHINGTON, N.C.

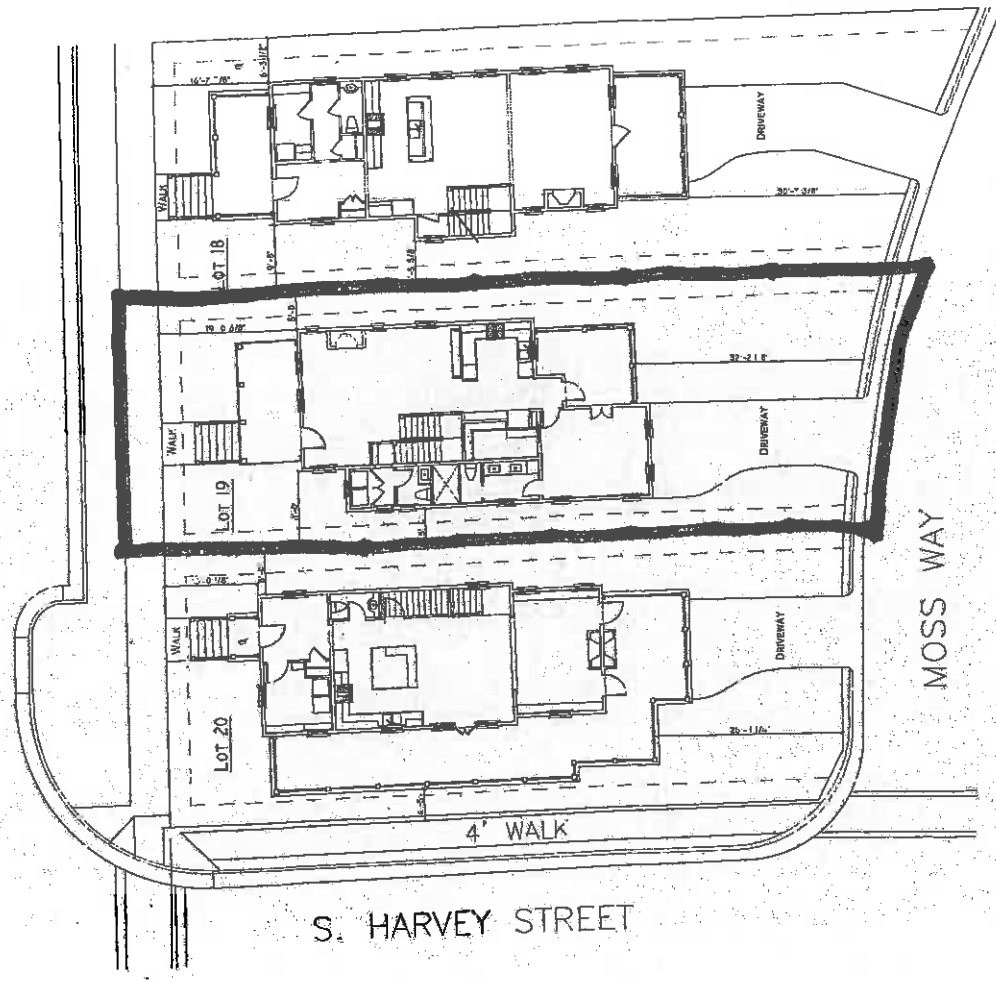
CLARK
ARCHITECT
800.333.0047
11.17.10
11.17.10
11.17.10

WATER STREET

MOSS WAY

S. HARVEY STREET

SITE PLAN
Scale: 1/8" = 1'

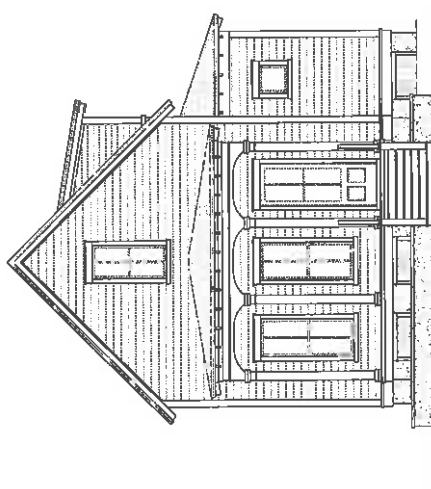




SCALE 1/2" = 1'



7.24.14



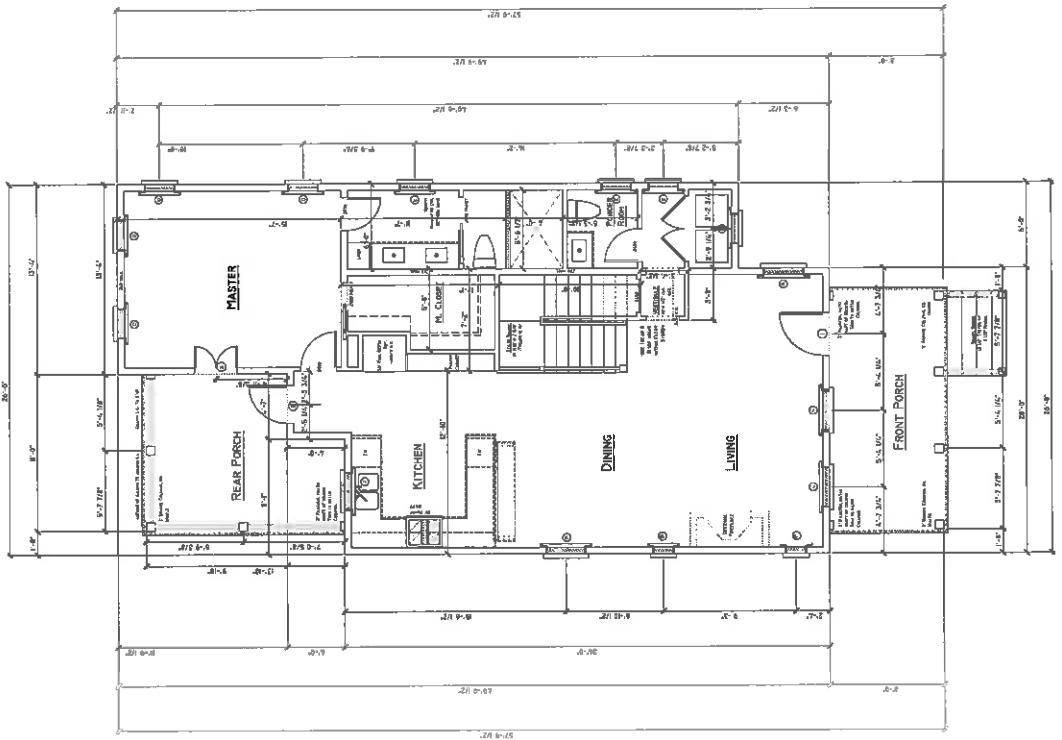
RESIDENCE
LOT 19, MOSS LANDING
WASHINGTON, N.C.

INDEX:

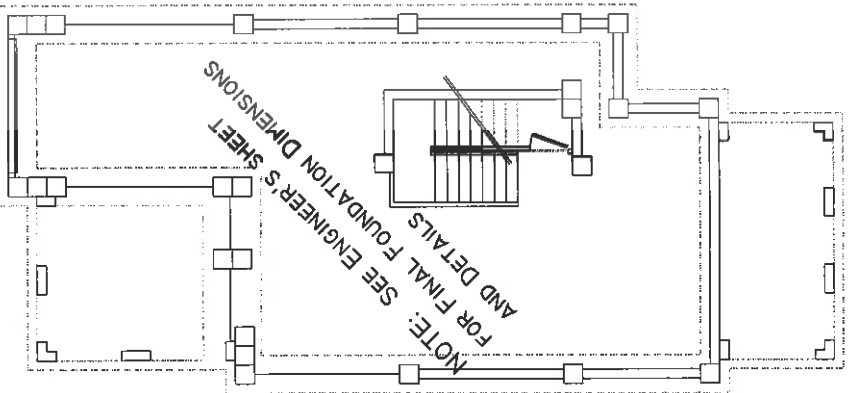
- A102 FOUNDATION PLAN & FIRST FLOOR PLAN
 A103 SECOND FLOOR PLAN & ROOF PLAN
 A104 DOOR & WINDOW SCHEDULE
 A201 ELEVATIONS
 A202 ELEVATIONS
 A401 SECTIONS
 A402 SECTIONS
 A403 SECTIONS
 A404 SECTIONS

GENERAL NOTES

- [illegible]

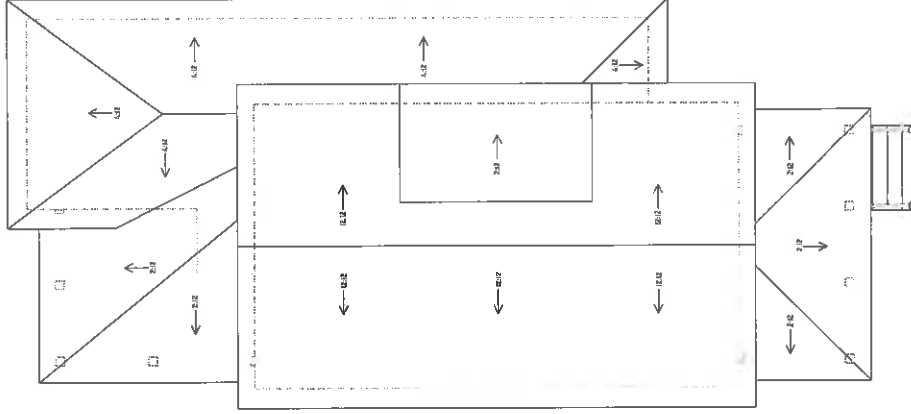


1ST FLOOR PLAN
SCALE: 1/4" = 1'

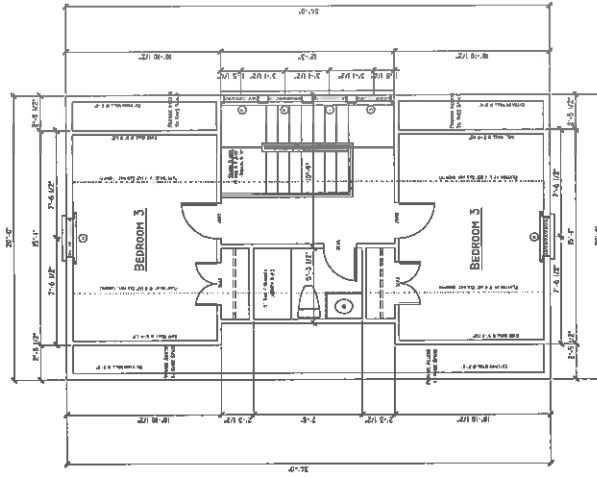


FOUNDATION PLAN
SCALE: 1/4" = 1'

NOTE: SEE ENGINEER'S SHEET
FOR FINAL FOUNDATION DIMENSIONS

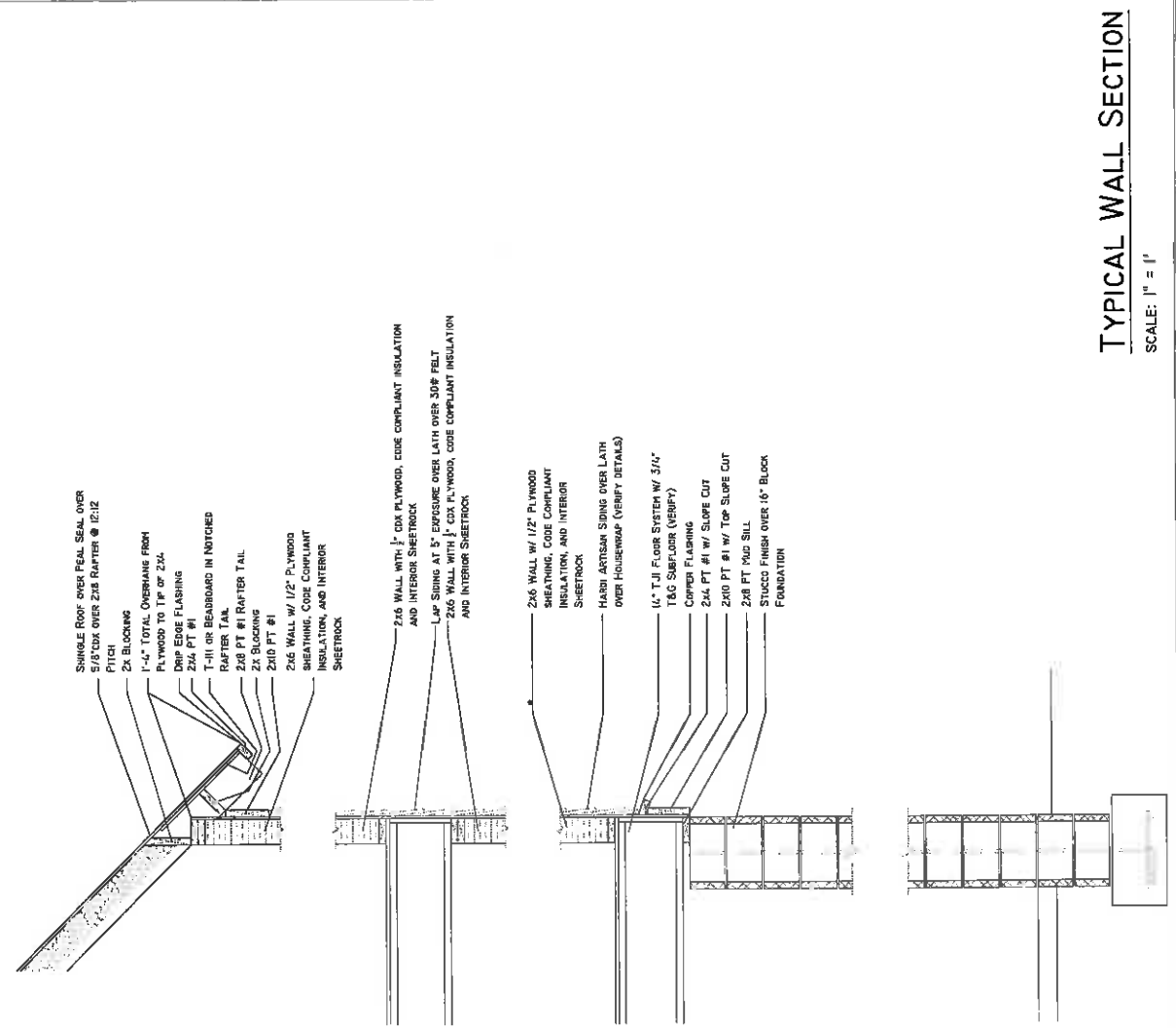


ROOF PLAN
SCALE: 1/4" = 1'



2ND FLOOR PLAN
SCALE: 1/4" = 1'

NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.



CLARK
ENGINEERING GROUP
1000 JOHNS HOPKINS BLVD
SUITE 100
PITTSBURGH, PA 15203-4637

WASHINGTON, N.C.
Lot 19, Moss Landing

RESIDENCE

REVISIONS:
1. Notes
2. Issues
3. Changes

A401

TYPICAL WALL SECTION
SCALE: 1" = 1'

3'-6" KNEE WALL
TOP OF SUBFLOOR
1 1/4" TJI
10'-1 1/2" WALL
ELEV. 18'0 1/4" - TOP OF SUBFLOOR
ELEV. 17'9 1/2" - TOP OF PORCH FLOOR
ELEV. 15'9" - TOP OF BLOCK
ELEV. 14'11" - GRADE ALONG FRONT OF HOUSE
ELEV. 14'0" - SIDEWALK @ WATER STREET
8'0" BLOCK
ELEV. 7'9" - TOP OF SLAB - GARAGE
ELEV. 7'7 1/2" - GRADE AT LOGGIA
ELEV. 7'0" - PROPOSED FINAL GRADE @ MOSS WAY

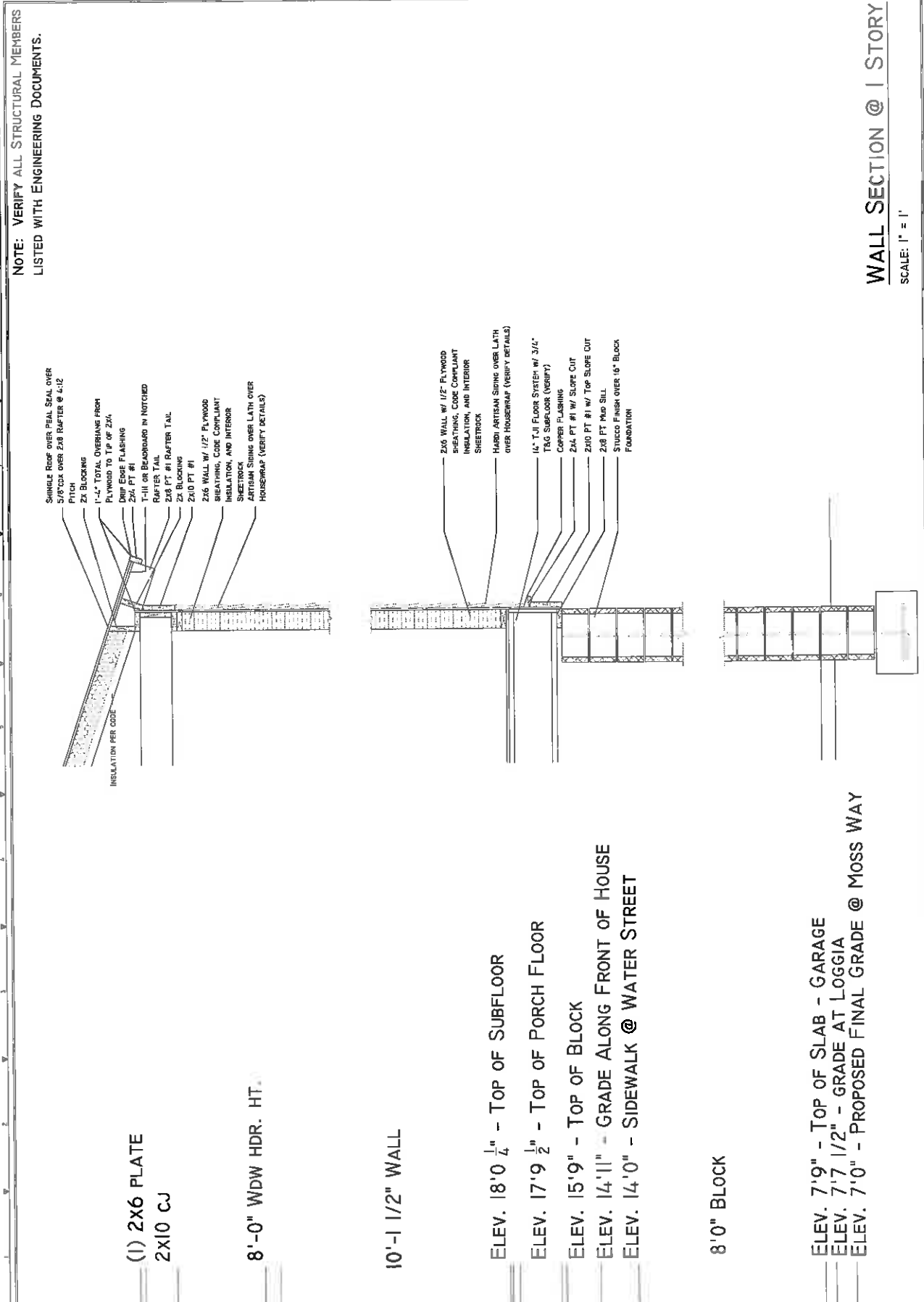
NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.

CLARK ENGINE GROUP
1500-1500-0000
1500-1500-0000
1500-1500-0000

WASHINGTON, N.C.
LOT 19, MOSS LANDING
RESIDENCE

REVISIONS
1. 1500-1500-0000
2. 1500-1500-0000
3. 1500-1500-0000

A402



WALL SECTION @ 1 STORY
SCALE: 1" = 1'

(1) 2X6 PLATE
2X10 CJ

8'-0" WDW HDR. HT.

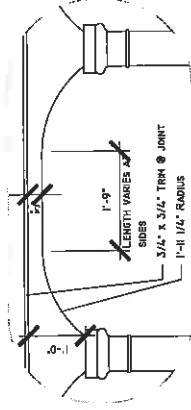
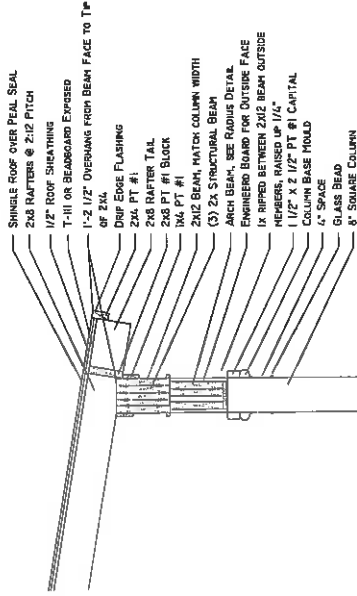
10'-1 1/2" WALL

ELEV. 18'0 1/4" - TOP OF SUBFLOOR
ELEV. 17'9 1/2" - TOP OF PORCH FLOOR
ELEV. 15'9" - TOP OF BLOCK
ELEV. 14'11" - GRADE ALONG FRONT OF HOUSE
ELEV. 14'0" - SIDEWALK @ WATER STREET

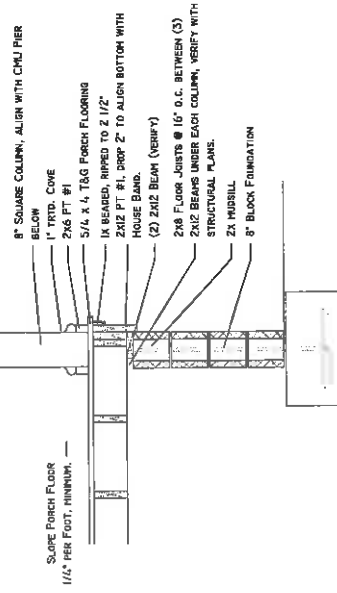
8'0" BLOCK

ELEV. 7'9" - TOP OF SLAB - GARAGE
ELEV. 7'7 1/2" - GRADE AT LOGGIA
ELEV. 7'0" - PROPOSED FINAL GRADE @ MOSS WAY

NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.



FRONT PORCH BEAM ARCH DETAIL
SCALE: 1" = 1'



ELEV. 17'9 1/2" - TOP OF PORCH FLOOR

ELEV. 15'9" - TOP OF BLOCK

ELEV. 14'0" - SIDEWALK @ WATER STREET

FRONT PORCH SECTION

SCALE: 1" = 1'

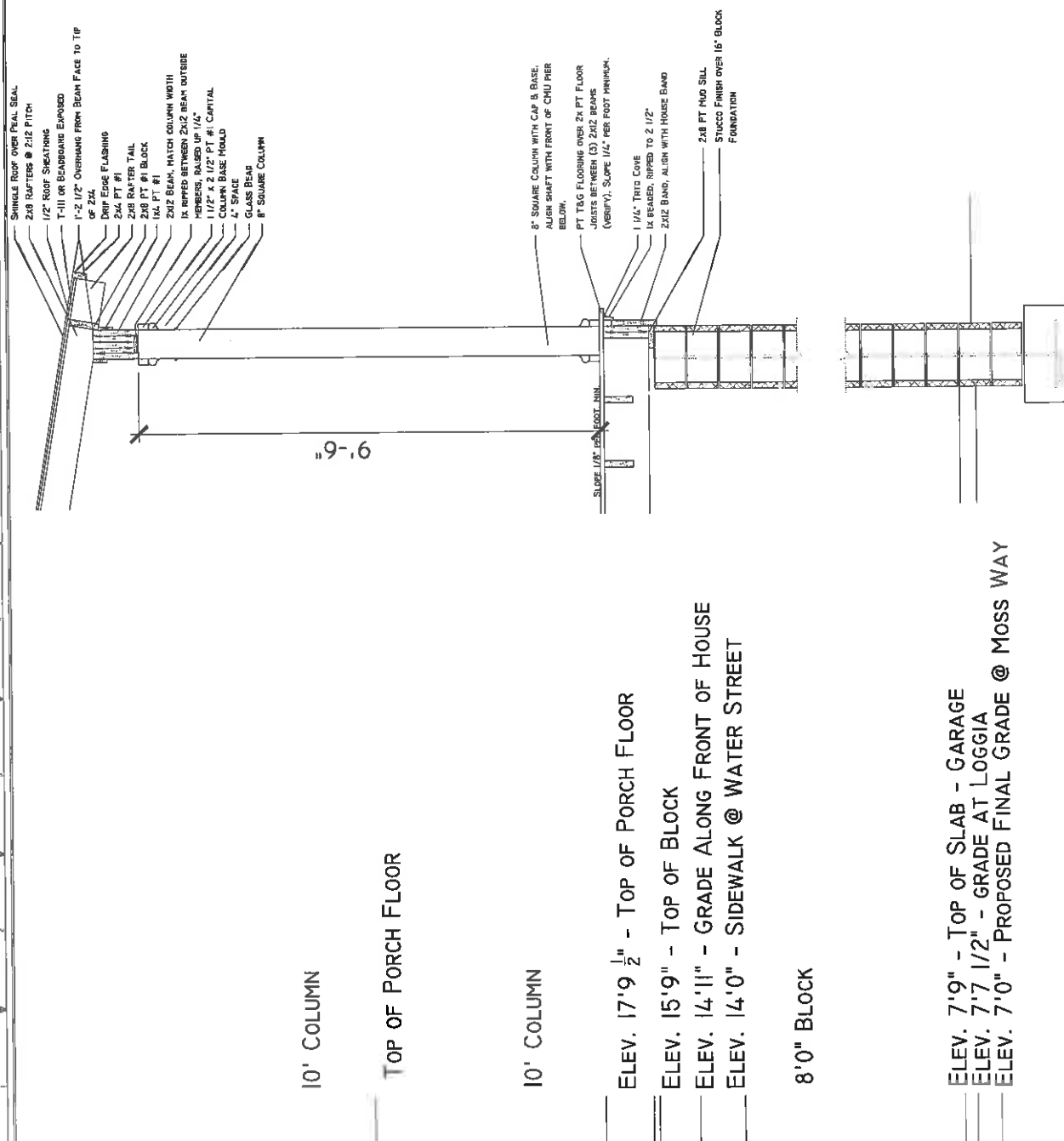
A403

RESIDENCE
LOT 19, MOSS LANDING
WASHINGTON, N.C.



CLARK & CLARK, INC.
1000 JENNINGS DRIVE, SUITE 100
FARMINGTON, CT 06030
TEL: 860-646-4477
FAX: 860-646-4478

NOTE: VERIFY ALL STRUCTURAL MEMBERS LISTED WITH ENGINEERING DOCUMENTS.



REAR PORCH SECTION

SCALE: 1" = 1'

Adjacent Property Owners – Moss Landing – Harbour Homes

Jim Nance
PO Box 2247
Washington, NC 27889

Stan Friedman
401 Moss Way Ste 301
Washington, NC 27889

Vickie Dotson
620 Duck Creek Rd
Washington, NC 27889

Moss Property Partners
1589 West 5th Street
Washington, NC 27889

Ms. Dee Congleton
210 Water Street
Washington, NC 27889

Herman Gaskins Jr.
PO Box 933
Washington, NC 27889

NC Estuarium
223 E. Water Street
Washington, NC 27889

Joe & May-I Taylor
200 Water Street
Washington, NC 27889

Charlie Hough
201 S. Academy Street
Washington, NC 27889

William Toler
224 Water Street
Washington, NC 27889

Rebecca Clark
203 S. Academy Street
Washington, NC 27889

Richard H. Hodges
1537 Craig Street
Greenville, NC 27834

Litchfield Holdings, LLC
135 Harbor Road
Washington, NC 27889

Dianna Aideuis
122 S. Harvey Street
Washington, NC 27889

William Henry Jr.
217 Mallard Lane
Newport News, Va. 23605

A.L. Crisp
122 S. Academy Street
Washington, NC 27889

Charlotte N. Mason
119 S. Harvey Street
Washington, NC 27889

Steven Radar
113 S. Harvey Street
Washington, NC 27889

Maurice M. Bridgeman
204 Yukon Street
Hampton, Va. 23663

Walter T. Hannah
1721 Anderson Street
Wilson, NC 27893

William W. Moore Jr.
2517 Crown Court
Panama City, Fl. 32405

Margaret Gray Howdy
326 Water Street
Washington, NC 27889

Steve Gallo
300 Southberry Wynd
Greenville, NC 27834

Gary Shippy
109 Sonoma Valley Drive
Cary, NC 27518

Jeffrey Davis
315 Yadkin Drive
Raleigh, NC 27609

Steven Ballard
605 East 5th Street
Greenville, NC 27858

Dennis P. Kane
PO Box 1197
Island Heights, NJ 08732

Arthur Tyndall
110 S. Harvey Street
Washington, NC 27889

Cheryl V. Vaughn
210 S. Academy Street
Washington, NC 27889

John R. Rice
211 S. Academy Street
Washington, NC 27889

Dorothy Wheeler
512 Hickory Woods Way
Antioch, TN 37013



**Office of Planning
and Development**

July 28, 2014

Subject: Certificate of Appropriateness – Moss Landing – Lots #18, #19 & #20

Dear Adjoining Property Owner,

Whenever exterior renovation work is being conducted in the Washington Historic District, all property owners within 100 feet of the proposed construction activities and adjacent property owners are required to be notified by the City of Washington. According to the application submitted by Moss Landing and Beacon Street Development your property is located adjacent to the above subject property. A request has been made by Beacon Street for a Certificate of Appropriateness to construct three (3) new single family dwellings on the property located on Lots #18, #19 & #20 on East Water Street.

You are welcome and encouraged to attend the regular scheduled meeting of the Washington Historic Commission. Please note the following date, time, and place:

Date: Tuesday, August 5, 2014

Place: City Hall - Municipal Building, 102 East Second Street. Enter from the Market Street side of the building and go to the second floor. City Council Chambers.

Time: 7:00 P.M.

During the meantime, should you have any questions, please direct your inquiries to Mr. John Rodman, Planning and Development, by phoning 975-9384 during normal working hours Monday through Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,

John Rodman

John Rodman
Planning and Development

REQUEST FOR COMMISSION ACTION

To: Historic Preservation Commission

From: John Rodman, Planning and Development

Re: Lot #19 Moss Landing Homes – Construction of a single family dwelling

A request has been made by Mr. Jim Wiley of Beacon Street Development for a Certificate of Appropriateness to construct a new single family dwelling on the property located at Lot #19 Moss Landing Homes. Please review the Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.

To grant such a request, the Historic Preservation Commission must make findings of fact, which are included in the sample motions below. Any conditions the Commission feels appropriate may be attached to the motion.

Possible Actions

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #19 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.

or

I move that the Historic Preservation Commission grant a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #19 Moss Landing Homes. This motion is based on the following findings of fact: the application is congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction. I further move that the Historic Preservation Commission place the following conditions on the approval:

or

I move that the Historic Preservation Commission deny a Certificate of Appropriateness to Mr. Jim Wiley of Beacon Street Development to construct a new single family dwelling on the property located at Lot #19 Moss Landing Homes. This motion is based on the following findings of fact: the application is not congruous with the Historic Preservation Commission Design Guidelines, specifically Section 5.0 New Construction Chapter 5.2 Residential Construction.